

PROPERTY LOCATION

No	Alt No	Direction/Street/City
498		APPLETON ST, ARLINGTON

OWNERSHIP

Owner 1:	OVERSTREET CRAIG CECIL
Owner 2:	LYN PATRICK
Owner 3:	
Street 1:	498 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	FITZGERALD WILLIAM P III/LORI -
Owner 2:	-
Street 1:	498 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,886 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2002, having primarily Clapboard Exterior and 2200 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11886		Sq. Ft.	Site		0	70.	0.65	6									543,609						543,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11886.000	492,200		543,600	1,035,800
Total Card	0.273	492,200		543,600	1,035,800
Total Parcel	0.273	492,200		543,600	1,035,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	470.90	/Parcel:	470.9

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	492,200	0	11,886.	543,600	1,035,800	1,035,800	Year End Roll	12/18/2019
2019	101	FV	384,200	0	11,886.	535,800	920,000	920,000	Year End Roll	1/3/2019
2018	101	FV	384,200	0	11,886.	411,600	795,800	795,800	Year End Roll	12/20/2017
2017	101	FV	384,200	0	11,886.	388,300	772,500	772,500	Year End Roll	1/3/2017
2016	101	FV	384,200	0	11,886.	357,200	741,400	741,400	Year End	1/4/2016
2015	101	FV	376,400	0	11,886.	333,900	710,300	710,300	Year End Roll	12/11/2014
2014	101	FV	376,400	0	11,886.	307,500	683,900	683,900	Year End Roll	12/16/2013
2013	101	FV	376,400	0	11,886.	307,500	683,900	683,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZGERALD WILL	49081-399		3/5/2007		670,000	No	No		
BICHAJIAN JOHN	49081-398		3/5/2007	Family		1	No	No	
BICHAJIAN JOHN-	33385-214		8/2/2001	Chgd>Assmt<	255,000	No	No		
BICHAJIAN JOHN	26936-421		12/26/1996	Forclosure	100	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/7/2001	674	New Buil	150,000	O		G3	GR FY03	26X36 NEW SINGLE F

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	MEAS&NOTICE	CC	Chris C
12/18/2008	Measured	336	PATRIOT
12/3/2008	MLS	MM	Mary M
6/27/2007	MLS	HC	Helen Chinal
4/17/2002	Inspected	PM	Peter M
12/21/1999	Vacant Lot	264	PATRIOT
4/2/1997		PM	Peter M
Sign:	VERIFICATION OF VISIT NOT DATA		



USER DEFINED

Prior Id # 1:	198108
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

